

Land Use Series

Land Use Cover Sheet

File Name: JAC 60th Short Plat

File Number: STP-009877-2021

Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

lication must include this cover sheet, to (if applicable).	the application/checklist and all required			
☐ Landscaping (not with PDR app ☐ Project Design Review (PDR) ☐ Rezone/PUD				
Attn: Pat Crosby	Phone: (206) 650-5118			
	Cell: (206) 650-5118			
State: WA Zip: 98036	Fax:			
m	•			
ichaelis	Phone:			
	Cell: (425) 830-1046			
State: WA Zip: 98036	Fax:			
dplanning.com				
As Applicant	Phone:			
	Cell:			
State: Zip:	Fax:			
W	zoning: RS-8			
Site Address(es): 16706 60th Ave W Assessor Parcel Number(s) – (APNs): 005131 000 111 06				
	Comp. Plan Designation:			
this application, including all submittals	s and attachments, is true and correct to			
	Date: 7/6/2021			
	Date: 7/6/2021			
	be submitted (check all that apply): be submitted (check all that apply): landscaping (not with PDR apply):			

Land Use Series

For Staff Use



Short Subdivision Application

File Name:

File Number:

60th Ave W 3-Lot Short Plat		
005131 000 111 06		
06 60th Ave W		
1		

PRELIMINARY APPROVAL

A Land Use Application for a Short Subdivision is deemed complete when it is accompanied by the required items identified below. Please be advised that additional information may be required. No application shall be considered complete if any of the required information is missing. Additional copies of certain items will be required later in the process.

			ON	LY
		ED ITEMS – ALL MATERIALS SHALL BE ELECTRONIC (PDF) UNLESS VISE NOTED	Verified	Waived
х	1.	Land Use Application Cover Sheet, with original signature(s).	K.R.	
×	2.	A written statement by the owner listing any adjacent, continguous parcel(s) in which the owner has an interest through ownership, contract for purchase, earnest money agreement, or option through any person, firm, or corporation (including the name, address, and telephone number of all such persons, firms, or corporations).	K.R.	
×	3.	A statement or map containing the following:	K.R.	
		The existing zoning classification;	K.R.	
		 The square footage computation of each lot or parcel, excluding square footage of land in access panhandles and/or private roads; 	K.R.	
		C. The source of the water supply; and	K.R.	
		D. The method of sewage disposal.	K.R.	
×	4.	Two (2) copies of the preliminary short plat drawn to scale on paper not larger than 11-inches by 17-inches showing:	14.14.	
		The date, scale, and north arrow;	K.R.	
		 B. All existing and proposed boundary lines; 	K.R.	
		C. Dimensions, square footage and number assigned to each existing and proposed lot or parcel (the square footage of land in access panhandles and/or private roads shall not be included in the lot size computation);	K.R.	
		D. All existing structures;	K.R.	
		E. All setbacks for existing structures;	K.R.	
		 The location of any sensitive areas defined in LMC Title 17 as known to the applicant at the time of submittal; and 	K.R.	
		Proposed location of front and rear yards for proposed lots.	K.R.	
×	5.	A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.	K.R.	
×	6.	A copy of all recorded documents pertaining to the subject property.	K.R.	

Short Subdivision Application



×	7.	At	ree retention/clearing plan.		K.R.
				For Staff Use ONLY	
				Verified	Waived
X	8.		o (2) sets of reduced copies (no larger than 11 by 17 inches) of all plans and oversized cuments.		
	9.	rev Hor	ompleted SEPA application, unless the project is categorically exempt from SEPA iew. Note: For most short plats the applicant is not required to complete the checklist. wever, the applicant is to understand that the checklist may be required if, during cessing, the circumstances of the short plat indicate the need for environmental iew.		
×	10.	Ap	olication fee(s).		
DIC	005	TIO.	A DV ITEMS		
The 1.35	Com 5.015	mun (A), i	IARY ITEMS ity Development Director may waive either of these items, pursuant to LMC Section upon written request by the applicant and a finding that the item is not necessary to opplication.		
×	1.	Ac	urrent ownership title certificate from a recognized title company.		
			ite survey prepared by a licensed surveyor registered in the state of Washington.		
FINA	AL A	PPR	OVAL		
	1.	Aw	ritten statement by the owner or notation on the final map containing:		
			The square footage computation of each lot or parcel, excluding square footage of land in access panhandles and/or private roads;		
		B.	The source of the water supply; and		
			The source of sewage disposal.		
	2.	As	ite survey prepared by a licensed surveyor registered in the state of Washington.		
	3.	Two			
		A.	A legal description of the property to be subdivided and legal descriptions of lots, tracts, or parcels therein together with the legal description of private roads and easements therein, if any, all prepared or approved and sealed by a licensed surveyor registered in the state of Washington;		
		B.	The date, scale and north arrow;		
		C.	The boundary lines, to scale, of the tract to be subdivided and each lot contained therein;		
		D.	The number assigned to each lot;		
		E.	The location, names, widths and auditor's file number of any existing easements, existing and proposed roads and proposed rights-of-way for public services utilities with the area contained within the short subdivision, and within 100-feet thereof, and locaton of nearest city streets;		
		F.	The boundaries of all lands reserved in the deeds for the common use of the property owners of the short subdivision;		
		G.	The location of permanent and topographic features which will have an impact upon the short subdivision, such as all existing or platted streets adjacent to the short subdivision, buildings, watercourses, rights-of-way, all utility rights-of-way, township lines and sections lines;		
			The statement: "Land within this short subdivision shall not be further subdivided for		



				For Staff Use ONLY	
				Verified	Waived
			19.25 and RCW Ch 58.17.";		
		1.	Signature block for approval by the Mayor;		
		J.	Stormwater system maintenance requirements as required by the Public Works Director; and		
		K.	A certificate as per RCW Ch. 58.17.165.		
	4.	The	following documentation shall accompany each application for approval of a short		
		A.	A vicinity map clearly idenfiying the location of the property being short subdivided, having a scale of not more than 400-feet to the inch;		
		B.	Copies of restrictions, if any, proposed to be imposed upon the use of the land. Such restrictions must be recorded either prior to or simultaneously with the short plan;		
		C.	A current title certificate consisting of a report from a recognized title company showing the interest of all persons, firms, or corporations signing the final short plat and any restrictions as listed under item B. The certificate must be dated within 30-days of the application;		
		D.	Lot Closures for each lot contained within the Short Subdivision; and		
		E. In any short subdivision where lots are served or to be served by a private street, the subdivider shall furnish copies of such further covenants or documents that will result in:			
			Each owner having access thereto having responsibility for maintenance of any private street contained within the short subdivision.		
			b. Any seller being obligated to give actual notice to any prospective purchaser of the method of maintenance of the private street which notice shall be caused to be included in any deeds or contracts relating to such sale, and such covenants or documents shall be recorded either prior to or simultaneously with the		

FEES See LMC 3.104 or contact our office for current fee information.

moment the short subdivision becomes effective.

NOTES

- The approval of a Short Subdivision Application does not in any way replace, modify or waive any
 requirement for the compliance of the proposal with other applicable codes, standards, or regulations
 including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are
 advised to contact these departments concerning such requirements.
- 2. Optional consolidated review: Per LMC 1.35.080, projects involving two or more land use applications filed at the same time may be "consolidated" upon written request by the applicant at the time of submittal. When applications are consolidated for review, the entire package will proceed using the process involving the highest decision-making authority. For example, for a project involving a Project Design Review application and a Rezone application, both applications would have a final decision issued by City Council. It is strongly recommended that you speak with a staff member about consolidated review so that you are informed of your options and how your applications would be affected.
- I/We hereby request consolidated review.
 - Any permit issued for an Short Subdivision shall expire two years from the date of preliminary approval.
 The Mayor may grant a single one-year extension to this time limit, provided a written request for an extension is received before expiration.
 - 4. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 19-Subdivisions and Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a

pre-application conference with the City staff be scheduled prior to submittal of an application.

- An application may be amended only in writing.
- Submittal of this application grants the appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly







related to this application.

- 7. In each application the burden of proof rests with the applicant, petitioner or proponent.
- 8. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

I/We Pat Crosby		, owner(s) of the	, owner(s) of the property		
commonly known as 16706 6	60th Ave W		, do hereby apply for permission to subdivide		
the above-referenced propert	ty. I/We certify that the information pro	ovided in this application, including	all submittals and		
attachments, is true and corre	ect to the best of my/our knowledge.				
Signature of Owner:		Date:	7/6/2021		
Please print name:	Patrick Crosby				



Land Use Series Affidavit of Ownership

		, F	ile Number:		
Property Owner:	Patrick Cros	sby			
Contact Address:	6406 208th	St SW Lynnwo	od, WA 98036	Phone: (20	6) 650-5118
express interest in add	fiable interest in the sub- ditional parcels involved and legal descriptions mu	ject property must o	omplete this form. If	the above prop	erty owner has an
Site Address:	16706 60th Ave \	W	APN:	00513100	011106
Legal Description:	See Attached - Th	ne current legal	description and a	n and after the BLA legal is pr	
Site Address:			APN:	00513100	011106
Legal Description:					
I, Patrick Crosby		eing duly sworn, dep	oose and say that I a	im the owner of	record of that
certain real property id	lentified as Snohomish C	County Parcel Numb	The state of the s	7.	provided in this
application, including a	all submittals and attachr	ments, is true and co			provided in this
Cigarture of Owner					7/0/0004
Signature of Owner:		4		Date	7/6/2021
Please print name:					
COUNTY OF Snoho	gton) ss.	who appeared be signed this instruction voluntary act for SUBSCRIBED A SULY NAME (print): NAME (sign):	MAMS ublic in and for the Sta	person acknowledged it to be his ses mentioned affore me this GOMICHAE	is the person edged that he s free and in the instrument.
WASH	WG initia	Commission Exp	ires: 9/1/2	023	

File Name:

JAC Consulting, LLC Legal Description



Property Owners

JAC Consulting, LLC 16706 60th Ave W Lynnwood, WA 98037 (206) 650-5118 patrickcrosby@frontier.com

Legal Descriptions

005131-000-111-06 Before:

THE SOUTH 80 FEET OF THE NORTH 400 FEET OF THE EAST HALF OF TRACT 111, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

005131-000-111-06 After:

THE SOUTH 80 FEET OF THE NORTH 400 FEET OF THE EAST HALF OF TRACT 111, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 80 FEET OF THE NORTH 320 FEET OF THE EAST HALF OG TRACT 111, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE EACT 150 FEET THEREOF.

SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER THEREOF:

THENCE NORTH 00° 39' 58" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 4.93 FEET; THENCE NORTH 88° 32' 45" EAST PARALLEL TO THE SOUTH LINE THEREOF A DISTANCE OF 98.34

THENCE NORTH 00° 39' 58" WEST, A DISTANCE OF 4.80 FEET:

THENCE NORTH 88° 32'45" EAST PARALLEL OT SAID SOUTH LINE A DISTANCE OF 62.81 FEET TO THE EAST LINE THEREOF:

THENCE SOUTH 00° 50'16" EAST ALONG SAID EAST LINE A DISTANCE OF 9.73 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 88 32' 45" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 161.18 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

July 6, 2021

Kirk Rappe, AICP Associate Planner Development & Business Services City of Lynnwood 20816 44th Ave W, Suite 230 Lynnwood, WA 98036

RE: Application for JAC Consulting, LLC 60th Ave 3-Lot Short Plat 16706 60th Ave W 005131 000 111 06 (Also Known as Parcel 2 City of Lynnwood BLA-009827-2021)

Mr. Rappe,

I, Patrick Crosby, of JAC Consulting, LLC, as applicant of the proposed three lot short plat and owner of the property located at 16706 60th Ave W in the City of Lynnwood, State of Washington, do hereby apply for a three-lot short plat for the property referenced as Parcel 2 currently being reviewed as part of City of Lynnwood Boundary Line Adjustment File No. BLA-009827-2021.

As applicant of the proposed three-lot short plat and the current boundary line adjustment, I request consolidated review of both applications. I understand that requesting consolidated review of these applications comes with risks that I am willing to accept. I acknowledge that if the city requires modifications to the Boundary Line Adjustment to issue approval, the proposed lot lines of the three-lot short plat will also need to be revised for consistency. I also acknowledge and agree that if a required modification to the Boundary Line Adjustment prevents the proposed three-lot Short Plat from meeting city code requirements, the proposed three-lot subdivision could be denied. In the event a three-lot short plat cannot be approved, a new short plat, meeting code requirements would need to be submitted for further review.

Dated July 6, 2021.

Patrick Crosby

Rest of page left blank, notary signature on following page.

State of Washington) ss.
County of Snohomish)

I certify that I know or have satisfactory evidence that Patrick Crosby is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath that he was authorized to execute this instrument and acknowledged it as the Manager of JAC Consulting, LLC a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 6th day of July 2021.



Lee A. Michaelis

NOTARY PUBLIC in and for the State of Washington, residing at Shoreline.

My Appointment Expires September 01, 2023.